

**CITY OF BROKEN ARROW  
PLANNING COMMISSION  
ANNOTATED AGENDA  
September 25, 2003, 5:00 p.m.  
City Hall, 220 South First Street  
Broken Arrow, OK**

1. Call to order
2. Roll call
3. Consideration of minutes of regular Planning Commission meetings held September 11, 2003.

**APPROVED**

4. **CONSENT AGENDA**

**PRELIMINARY PLAT**

- 4A. PT03-121, DN03-173, Water Tower Park, 13.4 acres, 2 lots, PUD 131A, west of the southwest corner of New Orleans and Elm Place, Tanner Consulting, LLC, (Engineer).

**APPROVED**

**CONDITIONAL FINAL PLATS**

- 4B. PT02-121, DN02-186, Greenbrier Addition, 28.2 acres, 103 lots, R-3, Battle Creek PUD 94, on Aspen Ave, one-quarter mile south of Dearborn (E. 41<sup>st</sup>) Street, Kellogg Engineering, Inc. (Engineer).

**APPROVED\***

- 4C. PT02-122, DN02-187, Belle Trace Addition, 17.8 acres, 54 lots, R-3, Battle Creek PUD 94, on Aspen Avenue one-third mile south of Dearborn (E. 41<sup>st</sup>) Street, Kellogg Engineering, Inc. (Engineer).

**APPROVED\***

- 4D. PT03-110, DN03-140, Arlington Court, 8.82 acres, 54 lots R-4, BAZ 1579, PUD 134, Between 67<sup>th</sup> Street and 68<sup>th</sup> Street on the east side of Olive Avenue (129<sup>th</sup> E. Avenue), Hall, Rosenbaum & Associates, Inc. (Engineer).

**APPROVED\***

**CHANGE OF ACCESS**

- 4E. CA03-104, DN03-159, Kentucky Fried Chicken on Kenosha, 0.73 acres, ST03-130, Approximately ¼ mile east of 9<sup>th</sup> Street (Lynn Lane/177<sup>th</sup> E. Avenue) on the south side of Kenosha Street, part of Lot 1, Block 1, Arrow Village Shopping, Allen Mitchell (Applicant).

**APPROVED**

**LANDSCAPE PLAN**

- 4F. ST03-133, DN03-158, Oklahoma Central Credit Union landscape plan, 2.12 acres, Approximately 300 feet south of Washington Street on the east side of Aspen Avenue, Tulsa Engineering & Planning Associates, Inc. (Applicant).

**APPROVED**

**LOT SPLIT**

- 4G. BAL 844, DN03-175, A-1, 101 West Boston Street, Lot 1, Block 3A, Arrow Acres Extended Addition, Brady and Elizabeth Foster (Applicants).

**APPROVED**

5. **ITEMS REMOVED FROM CONSENT AGENDA**

**COMPREHENSIVE PLAN AMENDMENTS**

6. BACP 48, Level 2 to Level 4, 12,250 square feet, southeast corner of Commercial Street and Birch Street, Brad and Candy Campbell, (Applicants/Owners).

**DENIED**

7. BACP 49, 5.16 acres, (PUD 110, Broken Arrow Golf & Athletic Club) A-1 (R-1 approved via BAZ 1340/PUD 110) one-quarter mile south of Omaha (51<sup>st</sup>) Street on the east side of 9<sup>th</sup> Street (Lynn Lane), Tulsa Engineering & Planning Associates, Inc. (Applicant).

**APPROVED\***

**REZONING REQUEST**

8. BAZ 1613, 0.20 acres, R-3 to C-1, 115 East Knoxville Street, Lot 6, Block 17, Fears Addition, Tom N. Lott for Broken Arrow Youth Football, Inc., (Applicant/Owner).

**DENIED**

9. BAZ 1614, 1.58 acres, C-5 to C-4, 600 West Oakland Place, part of Lot 1, Block 1, View Point, Jerry Ferguson for Ferguson Advantage Imports, (Applicant/Owner).

**APPROVED\***

10. BAZ 1615, 0.55 acres, R-1 to C-3, north of the northeast corner of Kenosha Street and Aspen Avenue, R. L. Reynolds, (Applicant).

**APPROVED\***

11. **DISCUSSION ITEMS**

11A. Amendment to Article IX of the Broken Arrow Zoning Ordinance, Sign Regulations.

**DISCUSSED (PUBLIC HEARING SET FOR 10/9/03)**

11B. Amendment to Article V (chart), Article VI, Section 4 (R-2), Section 5 (R-3), of the Broken Arrow Zoning Ordinance, pertaining to Side Yard Requirements.

**DISCUSSED (PUBLIC HEARING SET FOR 10/9/03)**

11C. Amendment to Article VI, Section 6 (R-4), Section 7 (R-5), pertaining to side yards for single-family detached residences.

**DISCUSSED (PUBLIC HEARING SET FOR 10/9/03)**

12. **REMARKS, INQUIRIES AND COMMENTS BY PLANNING COMMISSION AND STAFF**  
**NO ACTION**

**NONE**

13. Adjourn.

**\*THIS ITEM WILL BE HEARD BY THE CITY COUNCIL ON OCTOBER 20, 2003 AT 7 PM**